

**KEYSTONE CDC, INC.**  
**Pennsylvania**

**Bank Holding Company:** KEYSTONE FINANCIAL, INC.  
Harrisburg, Pennsylvania

**Granted Permission:** January 1988

**Initial Capitalization:** \$100,000

**Description:** Keystone Financial, Inc. increased the capitalization of its nonprofit CDC by \$175,000 in late 1998. The purpose of the CDC has been expanded from housing to also include other lending initiatives of direct benefit to low- and moderate-income persons.

Recent lending activity included a \$50,000 deferred principal and interest loan to the Altoona-Blair County Development Corporation for the renovation of the Playhouse Theater in Altoona, Pennsylvania. The property will be leased to Pennsylvania State University to be used as its conference center as well as for their continuing education program.

It also included a \$120,000 low-interest loan to the Garrett County Community Action Agency in Maryland for a microloan program for small business start-ups or expansions. Loan proceeds average \$10,000 and are used for a variety of purposes, including equipment and working capital.

In addition, the CDC has provided a \$50,000 line of credit to the Community Action Agency of Delaware County for an emergency shelter facility. The agency has completed numerous rehabilitation projects and upgrades at the facility.

**Contact:** Donald Williams  
Vice President and CRA Manager  
Keystone Financial, Inc.  
2270 Erin Court Drive  
Lancaster, PA 17604  
(717) 391-8054  
FAX: (717) 399-7099

**LAUREL COMMUNITY DEVELOPMENT CORPORATION**  
**Johnstown, Pennsylvania**

**Bank Holding Company:** BT FINANCIAL CORPORATION  
Johnstown, Pennsylvania

**Granted Permission:** March 1992

**Initial Capitalization:** \$68,000 - Moxham National Bank  
\$22,000 - First National Bank of Garrett

**Description:** Moxham Bank Corporation (acquired by BT Financial Corporation June 1996) established a non-banking subsidiary, Laurel Community Development Corporation, as a for-profit subsidiary (the name was changed from Moxham Community Development Corporation in August 1997). The CDC's community development activity consists of equity investments as a limited partner in the Stourbridge Square Associates, Lexington Park, Laurel Place Associates, Hite House Associates, and Morgantown Street Associates partnerships.

The Stourbridge Square Associates partnership was formed to own and operate a 58-unit apartment complex for senior citizens in Honesdale, Pennsylvania. Laurel CDC has a 99 percent limited partnership interest in the project which received permanent financing from the Rural Housing Service (formerly the Farmers Home Administration). This includes a 50-year, one percent, qualified non-recourse mortgage. All 58 units qualify for rental assistance, and three are designed for the handicapped. The total cost of the project was \$3,540,618. The Rural Housing Service mortgage is \$2,641,640, leaving a capital investment by the CDC of \$898,978. Laurel Community Development Corporation began making ten annual payments of \$89,898 in 1992.

The Lexington Park Partnership was formed to own and operate 24 one-, two- and three-bedroom apartments for low-income citizens in Altoona, Pennsylvania. Laurel CDC has a 38 percent limited partnership interest in the project. The total cost of the project was \$1,874,535. The partnership obtained a nine percent first mortgage of \$14,410 from the Pennsylvania Housing Finance Agency under the HOME program. Additional mortgages, all of which carry a one percent interest rate, include a Community Development Block Grant for \$224,800, Appalachian Regional Commission for \$60,000, Pennsylvania Department of Community Affairs' Housing Development Fund for \$164,126 and the Neighborhood Assistance Program for 32,000. The capital investment by the general partner is \$10,000, and the

limited partners invested \$889,199, with Laurel CDC's share totaling \$344,131. Laurel CDC began making three annual payments in 1993.

The Laurel Place Associates partnership was formed to own and operate a 30-unit apartment complex for senior citizens in Waymart, Pennsylvania. Laurel CDC has a 99 percent limited partnership interest in the project which is permanently financed by the Rural Housing Service. This includes a 50-year, one percent qualified non-recourse mortgage. All 30 units qualify for rental assistance and two are designed for the handicapped. The total cost of the project was \$1,403,800. The Rural Housing Service mortgage is \$1,403,800, leaving a capital investment by the CDC of \$534,500. Laurel Community Development Corporation is making annual payments, which began in 1994 and end in 2004.

The Hite House Associates partnership was formed to own and operate a 28-unit apartment complex for senior citizens in Stoystown, Pennsylvania. Laurel CDC has a 99 percent limited partnership interest in the project. The total cost of the project was \$2,356,566. The partnership obtained a zero percent, 30-year mortgage of \$964,432 from the Pennsylvania Housing Finance Agency under the HOME program. A grant of \$12,200 from the community of Stoystown was received. The investment by the Laurel CDC is \$1,447,422, with final payment by 2001.

The Morgantown Street Associates partnership was formed to own and operate a multi-purpose building (five apartment units for low-income people, homeless, and one commercial unit-occupied by non-profit agencies) in Uniontown, Pennsylvania. This project was acquired through the Huntington National Bank merger with Laurel Bank, an affiliate of FT Financial Corporation. Laurel CDC has a 99 percent limited partnership interest in the project. The total cost of the project was \$197,657. The partnership obtained a mortgage of \$95,000 from Huntington National Bank, a \$31,000 bridge loan from Pennsylvania Community Development and Finance Corporation, a \$19,757 grant from the Pennsylvania Department of Community Affairs, a \$38,000, zero percent loan to be forgiven in 10 years from the City of Uniontown, leaving a capital investment by the limited partner of \$44,900 paid over three installments.

**Contact:**

Richard St. Clair or Dick Case  
BT Financial Corporation  
551 Main Street  
Johnstown, PA 15901  
(814) 532-3801 or (814) 532-3360  
FAX (814) 532-3999

## **MBNA COMMUNITY DEVELOPMENT CORPORATION**

**Bank Holding Company:** MBNA CORPORATION  
Wilmington, Delaware

**Granted Permission:** June 1995

**Investments:** \$140,300,200 (Total)

CDC Investors:  
United Bank of Philadelphia  
Shorebank Corporation  
Maine Capital Partners  
Blue Rock Capital (SBIC)  
Low-Income Housing Tax Credit Partnerships  
Philadelphia Ventures Liberty Fund, L.P.  
G.S. Capital, L.P.  
DVCRF Ventures, L.P.  
BF Progress Capital  
Early State Enterprises  
Zero State Capital  
Cleveland Development Partnership

**Description:** MBNA Corporation established the MBNA Community Development Corporation (CDC) to foster reinvestment opportunities for community development organizations. The mission of the CDC is to actively support the communities in which MBNA and its affiliates do business. This may be in the form of public welfare investments and loan programs, and donations of time and services by MBNA or its employees.

MBNA anticipates future public welfare investments to be similar to those which MBNA and its affiliates have previously supported through its CRA initiatives -- those that target opportunities for the benefit of the low- and-moderate-income residents within its communities.

**Contact:** J. Douglas Hazelton  
Senior Vice President  
MBNA Community Development Corporation  
Wilmington, DE 19884-0713  
1-800-441-7048, ext. 05203  
FAX (302) 432-5105

**FULTON COUNTY COMMUNITY DEVELOPMENT CORPORATION**  
**McConnellsburg, Pennsylvania**

**Bank Holding Company:** FULTON BANCSHARES CORPORATION  
McConnellsburg, Pennsylvania

**Granted Permission:** March 1996

**Investments:** \$50,000 initial capital contribution

**Description:** The Fulton County Community Development Corporation (CDC) is a wholly-owned for-profit subsidiary of Fulton Bancshares Corporation.

The CDC focuses on: (1) acquiring, rehabilitating, constructing, managing, selling and promoting real estate in the community of Fulton County; (2) making equity investments in real estate, commercial projects and local small businesses; (3) providing loans and grants; and (4) mobilizing and leveraging a variety of both public and private funding sources.

The CDC works with the local Fulton County Economic Development Corporation on commercial and economic development projects. The primary beneficiaries of the CDC are small businesses. The CDC also concentrates on affordable housing for low- and moderate-income persons and families.

The Fulton County Community Development Corporation has financed a \$20,000 project to rehabilitate a historical building located on Main Street in downtown McConnellsburg. The building, which was originally built as a garage, now has three retail businesses, one office and four apartments.

**Contact:** Doriann F. Hoffman  
Vice President  
Fulton Bancshares Corporation  
P.O. Box 38  
McConnellsburg, PA 17233  
(717) 485-3144  
FAX (717) 485-5134

**LOW-INCOME HOUSING INVESTMENTS**  
**Pennsylvania**

**Bank Holding Company:** FULTON FINANCIAL CORPORATION  
Lancaster, Pennsylvania

**Granted Permission:** October 1989

**Investments:** \$111,300 - Initial limited partnership investment  
\$697,000 - Deferred capital payments  
\$47.2 million total investments with additional contributions  
totaling \$4 million.

**Description:** Fulton Financial and its subsidiary banks have made investments as limited partners in a number of low-income housing and enterprise zone development projects. With partnership interests ranging from 6 percent 99 percent. The projects, with one exception, are located in the market areas of the subsidiary bank of Fulton Financial Corporation.

As of September 30, 1999, Fulton Financial has invested in a total of 33 partnerships which are involved in the creation of 1,669 housing units.

Investments made in 1998 included: \$2.6 million in a 58-unit project in Reading, Pennsylvania; \$2.3 million in a 60-unit assisted living facility project in Northampton County, Pennsylvania; and \$450,000 in a 31-unit assisted living facility project in Bath, Pennsylvania.

**Contact:** Jeffrey W. Peeling  
Senior Vice President-Finance  
Fulton Financial Corporation  
P.O. Box 4887  
Lancaster, PA 17604  
(717) 291-2477  
FAX (717) 291-2695

**LOW-INCOME HOUSING INVESTMENTS**  
**Nissly Chocolate Factory Apartments Associates**  
**Sassafras Terrace Limited Partnership**  
**Mount Joy, Pennsylvania**

**Band Holding Company:** UNION NATIONAL FINANCIAL CORPORATION  
Mount Joy, Pennsylvania

**Granted Permission:** May 1995; December 1990

**Investments:** \$632,500

**Description:** Union Financial Corporation purchased a 49.5 percent interest, amounting to \$632,500, in the Nissly Chocolate Factory Apartments Associates. The partnership was formed to acquire, rehabilitate and renovate an existing warehouse facility located in Mount Joy, Pennsylvania, into a residential building with 28 rental units for low- and moderate-income persons, primarily senior citizens. The project received financing from various government and nonprofit organizations and was structured to qualify for federal low-income housing tax credits, as well as historic rehabilitation tax credits.

In December 1990, Union Financial Corporation had also purchased two share interests, at \$239,000 each, in the Sassafras Terrace Limited Partnership which acquired and converted an existing warehouse facility located in Mount Joy into a residential building with 64 rental units for low- and moderate-income persons. The project received financing from the Pennsylvania Housing Finance Agency and was eligible for federal low-income housing tax credits and historic rehabilitation tax credits.

**Contact:** Mark D. Gainer  
President/CEO  
Union National Financial Corporation  
101 East Main Street  
Mount Joy, PA 17552  
(717) 653-1441  
FAX (717) 492-2212

**LOW-INCOME HOUSING INVESTMENT**  
**Gettysburg Scattered Sites Associates**  
**Adams County, Pennsylvania**

**Bank Holding Company:** ACNB CORPORATION  
Gettysburg, Pennsylvania

**Granted Permission:** November 1992

**Investment:** \$480,000

**Description:** ACNB Corporation invested \$480,000 for a 99 percent interest in the partnership as its sole limited partner. The purpose of the partnership was to acquire, renovate and construct a total of 16 housing units at five sites in Adams County, Pennsylvania for low-income families and individuals. Currently, all of the 16 units are fully occupied.

The project is eligible for tax credits under the federal low-income rental housing tax credit and historic rehabilitation program.

**Contact:** John W. Krichen  
Secretary and Treasurer  
ACNB Corporation  
Box 3129  
Gettysburg, PA 17325  
(717) 334-3161  
FAX (717) 334-8670



**LOW-INCOME HOUSING INVESTMENT  
Rothtown Associates Limited Partnership  
Oliver Township, Pennsylvania**

**Bank Holding Company:** COMM BANCORP, INC.  
Forest City, Pennsylvania

**Granted Permission** April 1993

**Investment:** \$740,640

**Description:** Comm Bancorp, Inc. will invest a total of \$740,640, disbursed annually over a 10-year period, to receive a 99 percent interest in the partnership as its sole limited partner. The project will create a total of 44 new housing units at two sites in Oliver Township, Mifflin County, Pennsylvania for low-income families and individuals.

The project is eligible for the federal low-income rental housing tax credit.

**Contact:** Scott A. Seasock  
Chief Financial Officer  
Comm Bancorp, Inc.  
521 Main Street  
Forest City, PA 18421  
(570) 785-3181  
FAX (570) 586-3594

**LOW-INCOME HOUSING INVESTMENT**  
**Mifflin Place**  
**Mifflinburg, Pennsylvania**

**Bank Holding Company:** SUN BANCORP, INC.  
Selinsgrove, Pennsylvania

**Granted Permission:** October 1995

**Investment:** The projected capital contribution by the limited partner is \$949,904, with a \$500,000 loan granted by SUN's banking subsidiary.

**Description:** For its first investment in a low-income housing project, SUN acquired a 95 percent ownership in the limited partnership. Additionally, 50 percent of the cash flow and 99 percent of the profits going to SUN Bancorp, Inc.

The partnership with the Susquehanna Valley Development Group was formed for the purpose of building, owning and operating a 24-unit elderly apartment complex in Mifflinburg, Pennsylvania.

**Contact:** Jeffrey E. Hoyt  
Chief Financial Officer  
SUN Bancorp, Inc.  
P.O. Box 57  
Selinsgrove, PA 17870  
(570) 374-1131  
FAX (570) 374-4069